

CITY OF SAN JOSÉ, CALIFORNIA  
Planning, Building & Code Enforcement  
Plan Implementation Division  
200 East Santa Clara Street  
San Jose, CA 95113-1905

Hearing Date/A  
June 5, 2007

File Number  
PDC07-019

Application Type  
Planned Development Rezoning

Council District  
5

Planning Area  
Alum Rock

Assessor's Parcel Number(s)  
484-13-105

# STAFF REPORT

## PROJECT DESCRIPTION

Completed by: Hadasa Lev

Location: North side of Alum Rock Avenue, approximately 200 feet southerly of 34<sup>th</sup> Street

Gross Acreage: 0.33 ac

Net Acreage: 0.33 ac

Net Density: n/a

Existing Zoning: A(PD) Planned Development

Existing Use: General Commercial, parking lot and radio station with broadcasting equipment.

Proposed Zoning: A(PD) Planned Development

Proposed Use: General Commercial, parking lot and radio station with broadcasting equipment.

## GENERAL PLAN

Completed by: HLL

Land Use/Transportation Diagram Designation  
General Commercial

Project Conformance:  
 Yes  No  
 See Analysis and Recommendations

## SURROUNDING LAND USES AND ZONING

Completed by: HLL

North: Single-family and Multi-family residential

R-2 Residential

East: Commercial

CG Commercial General

South: Commercial

CG Commercial General

West: Commercial

CG Commercial General

## ENVIRONMENTAL STATUS

Completed by: HLL

Environmental Impact Report found complete  
 Negative Declaration circulated on February 26, 2003  
 Negative Declaration adopted on April 14, 2004

Exempt  
 Environmental Review Incomplete

## FILE HISTORY

Completed by: HLL

Annexation Title: East San Jose

Date: 12/01/11

## PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval  
 Approval with Conditions  
 Denial  
 Uphold Director's Decision

Date: 5-10-07

Approved by:   
 Action  
 Recommendation

## APPLICANT/OWNER/DEVELOPER

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Batista Vieira  
1426 Shortridge Avenue  
San Jose, CA 95116

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**PUBLIC AGENCY COMMENTS RECEIVED**

Completed by: HLL

Department of Public Works  
Please see attached memorandum

Other Departments and Agencies  
Please see attached memorandum from the Fire Department

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None received

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**ANALYSIS AND RECOMMENDATIONS**

**BACKGROUND**

The applicant, Batista Vieira, is requesting a conforming Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to amend the driveway width requirement of a previously approved Zoning on the site (File No. PDC03-090) from 20 to 18 feet to allow uses allowed by the CP Commercial Pedestrian Zoning District and a radio station with small antennas and dishes. The proposal would delete a development standard from the previously approved zoning which required the driveway to be 20 feet wide.

The applicant has a Planned Development Permit application on file (File No. PD07-009) proposing an expansion of the existing FM Radio station (KSQQ) use, including the construction of a new 3,746 square foot building for studio use. The staff report for the current zoning on the site (see attached) analyzed this proposal and found it to be compatible with surrounding land uses and in conformance with City regulations and standards. This report will only analyze the current proposal to eliminate the Development Standard requiring a 20-foot driveway, shown as Condition VI in the attached Development Standards for PDC03-090.

The subject site consists of a rectangular parcel approximately 0.33 gross acres in size and is occupied by a 2,320 square foot commercial building and a portion of a larger parking lot. The site is surrounded by a residential neighborhood to the north, commercial uses to the east and west and Alum Rock Avenue to the south, with commercial uses beyond.

**ENVIRONMENTAL REVIEW**

The project was found to be exempt from environmental review under Section 15301(e)(2) of the CEQA Guidelines, which exempts the operation of existing private structures, involving negligible or no expansion of use, including minor expansion of up to 10,000 square feet for maximum development permissible in the General Plan.

## GENERAL PLAN CONFORMANCE

The project conforms to the General Plan's Land Use/Transportation Diagram designation of General Commercial, which is a non-specialized commercial designation intended to permit a wide range of commercial uses.

## ANALYSIS

The primary issue with this proposed rezoning is driveway width and access.

The site has an existing driveway located between the existing building on site and the building on the adjacent property to the west. The distance between these buildings is 21 feet (see attached site plan). A majority of this width (18 feet) sits on the subject site. However, a 3-foot portion of it is located on the adjacent lot to the west. The subject 18-foot portion of the property was approved as a driveway through a Site Development Permit application in 1984 (File No. H83-09-230) and is currently used as the driveway access to the site. When an existing use is proposed to be expanded, staff typically reviews the proposal to ensure the expanded use would meet current City standards, including any current Fire Department standards. The requirement to ensure a 20-foot driveway access in the prior zoning was in response to typical Fire access standards.

However, the Fire Department has indicated that approval of a Fire Variance could be an alternative to a 20-foot driveway and could provide adequate protective measures (see Fire Department memo). Staff acknowledges that given these alternatives, a requirement for a 20-foot wide driveway is not the only option which could meet City codes and regulations. Given the existence of alternatives, staff believes it is inappropriate to include a specific driveway width requirement in the Development Standards for the rezoning. The resolution of the fire access to the proposed project can occur at the Planned Development Permit stage. The attached Development Standards for the proposed rezoning, PDC07-019, do not include the prior Condition VI shown in the attached standards for PDC03-090.

## PUBLIC OUTREACH

Notices for the public hearing were distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City web site. Staff has been available to discuss the project with members of the public.

## RECOMMENDATION

Planning staff recommends that the City Council approve the subject rezoning for the following reasons:

1. The proposed project is consistent with the anticipated San Jose 2020 General Plan Land Use/Transportation Diagram designation of General Commercial.
2. The proposed zoning is compatible with existing and proposed uses on the adjacent and neighboring properties.

## Attachments

cc: Jeff Guinta. Innovative Concepts. 2801 Moorpark Avenue. Suite 4. San Jose, CA 95128

**DRAFT DEVELOPMENT STANDARDS-PDC07-019**  
**May 10, 2007**  
**(To be added to the General Development Plan)**

**I. LAND USE**

**Permitted Uses:**

- a) Uses of the CP Commercial Pedestrian Zoning District
- b) Radio station with antennas/dishes.

**II. DEVELOPMENT STANDARDS**

- Development standards of the CP Commercial Pedestrian Zoning District shall apply.
- The project shall comply with the parking standards established in the City of San Jose's Zoning Ordinance as amended.

**III. PUBLIC WORKS REQUIREMENTS**

**Sanitary:** The developer is required to submit plan and profile of the private sewer mains with lateral locations for final review and comment prior to construction.

**IV. PERFORMANCE STANDARDS**

The performance standards of the CP Commercial Pedestrian Zoning District shall apply to this Planned Development Zoning.

**V. WATER POLLUTION PLANT NOTE**

Pursuant to Part 2.75 of Chapter 15.12 of the San José Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the City Manager make a determination that the cumulative sewage treatment demand on the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said plant will cause the total sewage treatment demand to meet or exceed the capacity of the San José-Santa Clara Water Pollution Control to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantial conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

# Location Map



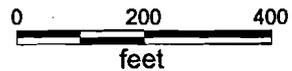
US-101



Map Created On:  
4/3/2007

Scale 1 in = 300 ft 1:3600

Noticing Radius: 500 ft



File Number: PDC07-019

District: 5

Quad No: 68

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

Hearing Date/Agenda Number  
May 12, 2004 Item 3.a.

File Number  
PDC03-090

Application Type  
Planned Development Rezoning

Council District  
5

Planning Area  
Alum Rock

Assessor's Parcel Number(s)  
484-13-105

## STAFF REPORT

### PROJECT DESCRIPTION

Completed by: Elena Lee

Location: North side of Alum Rock Avenue, approximately 200 feet southerly of 34<sup>th</sup> Street

Gross Acreage: 0.33

Net Acreage: 0.33

Net Density: n/a

Existing Zoning: CG Commercial General and R-2 Residential Zoning District

Existing Use: Office and radio station

Proposed Zoning: A(PD) Planned Development

Proposed Use: General Commercial, parking lot and radio station with broadcasting equipment.

### GENERAL PLAN

Completed by: EL

Land Use/Transportation Diagram Designation  
General Commercial

Project Conformance:

Yes  No

See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: EL

North: Single-family and Multi-family residential

R-2 Residential

East: Commercial

CG Commercial General

South: Commercial

CG Commercial General

West: Commercial

CG Commercial General

### ENVIRONMENTAL STATUS

Completed by: EL

- Environmental Impact Report found complete  
 Negative Declaration circulated on February 26, 2003  
 Negative Declaration adopted on April 14, 2004

- Exempt  
 Environmental Review Incomplete

### FILE HISTORY

Completed by: EL

Annexation Title: East San Jose

Date: 12/01/11

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

- Approval  
 Approval with Conditions  
 Denial  
 Uphold Director's Decision

Date:

Approved by: \_\_\_\_\_

- Action  
 Recommendation

### APPLICANT/OWNER/DEVELOPER

Batista Vieira  
1426 Shortridge Avenue  
San Jose, CA 95116

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**PUBLIC AGENCY COMMENTS RECEIVED**

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Completed by: EL

**Department of Public Works**

Please see attached memorandum

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**Other Departments and Agencies**

Please see attached memorandum from the Fire Department

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**GENERAL CORRESPONDENCE**

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Please see attached email from a nearby resident

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**ANALYSIS AND RECOMMENDATIONS**

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**BACKGROUND**

The applicant, Batista Vieira, is requesting a Planned Development Rezoning from CG Commercial General and R-2 Residential Zoning District to CG(PD) Planned Development Zoning District for uses allowed by the CP Commercial Pedestrian Zoning District and a radio station with small antennas and dishes.

The subject site consists of a rectangular parcel approximately 0.33 gross acres in size and is occupied by a 2,209 commercial building and a portion of a larger parking lot. The front portion of the parcel, where the existing and proposed building will be located, has a zoning designation of CG Commercial General. The rear portion of the parcel, which contains parking spaces, is located in the R-2 Residential Zoning District. The existing uses surrounding the site include a residential neighborhood to the north and commercial uses and the Alum Rock Village area to the south, east and west.

The existing commercial building currently houses an insurance office and a radio station with small roof-mounted broadcasting equipment. The Planned Development Zoning is being requested because the CG Commercial General Zoning district does not allow radio stations with antennas or dishes. There is an existing radio station (KSQQ) on this site with small broadcasting equipment mounted on the roof. The remainder of the uses and buildings on the site conform to the CP Commercial Pedestrian Zoning District. On March 25, 1992, this parcel was part of a 2.37-acre site that was granted a Conditional Use Permit to allow parking as a primary use, providing spaces for the surrounding commercial and residential uses, in the CG Commercial General and R-2 Residential Zoning Districts. The site was used by the San Jose Redevelopment Agency as a 76-space public parking lot for the Alum Rock Neighborhood Business District. However, the Redevelopment Agency's lease of the property and the public parking lot was ceased several years ago. The Conditional Use Permit (CP92-010) also incorporated substantial improvements to the site. The improvements included paving of the parking lot, closing the existing driveway on the adjacent parcel to the west and improving the driveway on the subject site to provide access to the parking lot and the surrounding buildings.

The site is located within the Santa Clara Street/Alum Rock Transit-Oriented Development Corridor and is located in the Alum Rock Avenue Business District, which encompasses the Alum Rock Village area. The Alum Rock Village area is the original retail center for East San Jose. It was developed after 1890 as a typical commercial node served by a local streetcar line. Retail uses and new housing investments are occurring along the length of the Alum Rock Neighborhood Business District.

### Project Description

The applicant proposes to legalize the existing broadcasting equipment of the 1,805 square foot radio station and to construct a 1,271 square foot expansion. The new buildings will be designed to be architecturally compatible with the existing structures and will conform to the development regulations of the CP Commercial Pedestrian Zoning District. The site will continue to provide parking spaces for the on-site uses as required by the Zoning Code. The existing driveway will continue to provide the main access to the parking lot and no other site changes have been proposed.

### **ENVIRONMENTAL REVIEW**

The project was found to be exempt from environmental review under Section 15301(e)(2) of the CEQA Guidelines, which exempts the operation of existing private structures, involving negligible or no expansion of use, including minor expansion of up to 10,000 square feet for maximum development permissible in the General Plan.

### **GENERAL PLAN CONFORMANCE**

The project conforms to the General Plan's Land Use and Transportation Diagram designation of General Commercial, which is a non-specialized commercial designation intended to permit a wide range of commercial uses.

### **ANALYSIS**

The primary issues with this project are land use compatibility and driveway access.

#### Land Use Compatibility

The proposed radio station and expansion are compatible with the surrounding commercial area. The building has been designed to conform to the Commercial Pedestrian Zoning District development standards and the broadcasting equipment is not visible from the street (see attached Conceptual Line of Sight drawing).

The Zoning Ordinance currently requires all radio stations with antennas and dishes to be located in industrial zoning districts. The intent of this requirement is to ensure that all industrial type equipment, such as large radio towers that transmit signals to a wide variety of users, be placed in the appropriate industrial zoning districts. The subject site's radio towers are much smaller, are not visible from the street and are ancillary to the use of the station to record programs. The actual use is more similar to a radio studio and other associated office uses.

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The roof-mounted broadcasting equipment is being used to transmit the programs recorded at this location to the main transmission towers that are in south San Jose. The applicant is also proposing to construct a second radio studio building to be located behind the existing building. The second building will also be used to record radio programs. Staff will work with the applicant at the Planned Development Permit stage to ensure that the proposed building will conform to the development standards of the CG Commercial General Zoning District and the Commercial Design Guidelines.

#### Driveway Access

The existing driveway for this parcel also serves the other four parcels that comprise the parking lot approved by CP92-010. A majority of the existing 20-foot driveway sits on the subject site. However, a 3-foot portion of the mouth of the driveway and some of the parking spaces are actually on the adjacent lot to the west. The San Jose Zoning Ordinance requires a minimum 20-foot driveway aisle for a two-way drive aisle in order to maintain a level of safety. The applicant shall be required to obtain an easement to reserve the 3-foot portion of the adjacent lot to guarantee 20-foot driveway access or shall be required to reconstruct a 20-foot wide driveway on his lot.

#### **PUBLIC OUTREACH**

Notices for the public hearing were distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City web site. Staff has been available to discuss the project with members of the public.

#### **RECOMMENDATION**

Planning staff recommends that the City Council approve the subject rezoning for the following reasons:

1. The proposed project is consistent with the anticipated San Jose 2020 General Plan Land Use/Transportation Diagram designation of General Commercial.
2. The proposed project conforms to the Commercial Design Guidelines and the development standards of the CP Commercial Pedestrian Zoning District.
3. The project furthers the goal and objectives of the City's infill housing strategy and will promote transit usage.
4. The proposed zoning is compatible with existing and proposed uses on the adjacent and neighboring properties.

#### Attachments

cc: Jeff Guinta. Innovative Concepts. 2801 Moorpark Avenue. Suite 4. San Jose, CA 95128

**PLANNED DEVELOPMENT ZONING PDC03-090  
GENERAL DEVELOPMENT PLAN**

**I. LAND USE**

**Permitted Uses:**

- a) Uses of the CP Commercial Pedestrian Zoning District
- b) Radio station with antennas/dishes. Equipment shall not be visible from the street.

**II. DEVELOPMENT STANDARDS**

- Development standards of the CP Commercial Pedestrian Zoning District shall apply.
- The project shall comply with the parking standards established in Title 20.

**III. PUBLIC WORKS REQUIREMENTS**

**Sanitary:** The developer is required to submit plan and profile of the private sewer mains with lateral locations for final review and comment prior to construction.

**IV. PERFORMANCE STANDARDS**

The performance standards of the CP Commercial Pedestrian Zoning District shall apply to this Planned Development Zoning.

**V. WATER POLLUTION PLANT NOTE**

Pursuant to Part 2.75 of Chapter 15.12 of the San José Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the City Manager make a determination that the cumulative sewage treatment demand on the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said plant will cause the total sewage treatment demand to meet or exceed the capacity of the San José-Santa Clara Water Pollution Control to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantial conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

**VI. DRIVEWAY**

The minimum driveway width shall be 20-feet. The applicant shall either construct a 20-foot minimum driveway or shall obtain an easement from the adjacent lot to the west to create the remainder of the driveway width.

# Memorandum

**TO:** Hadasa Lev  
Planning and Building

**FROM:** Ebrahim Sohrabi  
Public Works

**SUBJECT: FINAL RESPONSE TO  
DEVELOPMENT APPLICATION**

**DATE:** 04/17/07

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**PLANNING NO.:** PDC07-019  
**DESCRIPTION:** Planned Development Zoning to ammend the driveway width from 20 to 18 feet.of an approved Zoning on the site (File No. PDC03-090) to allow a radio station on a 0.33 gross acre site.  
**LOCATION:** North side of Alum Rock Av 340 easterly of 33rd St  
**P.W. NUMBER:** 3-05860

Public Works received the subject project on 04/03/07 and submits the following comments and requirements.

## **Project Conditions:**

**Public Works Clearance for Building Permit(s):** Prior to the issuance of Building permits, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Minor Improvement Permit:** The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
2. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes 10,000 square feet Office use or less.
3. **Grading/Geology:**
  - a) A grading permit may be required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.
  - b) The Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a

grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). A recommended depth of 50 feet should be explored and evaluated in the investigation.

4. **Flood: Zone D**

The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.

5. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

6. **Street Improvements:**

- a) Applicant shall be responsible to remove and replace gutter, and sidewalk damaged during construction of the proposed project.
- b) Remove and replace broken or uplifted curb and gutter along project frontage.
- c) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans. (To assist the Applicant in better understanding the potential cost implications resulting from these requirements, existing pavement conditions can be evaluated during the Planning permit review stage. The Applicant will be required to submit a plan and the applicable fees to the PW Project Engineer for processing. The plan should show all project frontages and property lines. Evaluation will require approximately 20 working days.)

7. **Complexity Surcharge (In-Fill):** This project has been identified as an in-fill project, and as such is subject to the following:

- a) Based on established criteria, the public improvements associated with this project have been rated medium complexity. An additional surcharge of 25% will be added to the Engineering & Inspection (E&I) fee collected at the street improvement stage.

8. **SNI:** This project is located within the Five Wounds/ Brookwood Terrace SNI area. Public improvements shall conform to the approved EIR and neighborhood improvement plan.

9. **Electrical:**

- a) Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans
- b) To assist the Applicant in better understanding the potential cost implications resulting from these requirements, the electroliers along the project frontage can

be evaluated during the Planning permit review stage. The Applicant will be required to submit a plan and the applicable fees to the PW Project Engineer for processing. The plan should show all project frontages and property lines. Evaluation will require approximately 15 working days.

10. **Referrals:** This project should be referred to the California Department of Transportation (CalTrans).

Please contact the Project Engineer, Amit Mutsuddy, at (408) 535-6828 if you have any questions.



Ebrahim Sohrabi  
Senior Civil Engineer  
Transportation and Development Services Division

ES:AM:tw

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# Memorandum

**TO:** Hadasa Lev

**FROM:** Nadia Naum-Stoian

**SUBJECT: INITIAL RESPONSE TO  
DEVELOPMENT APPLICATION**

**DATE: 05/08/07**

Re: Plan Review Comments

**PLANNING NO:** PDC07-019

**DESCRIPTION:** Planned Development Zoning to ammend the driveway width from 20 to 18 feet.of an approved Zoning on the site (File No. PDC03-090) to allow a radio station on a 0.33 gross acre site.

**LOCATION:** North side of Alum Rock Av 340 easterly of 33rd St

**ADDRESS:** North side of Alum Rock Av 340 easterly of 33rd St (1629 ALUM ROCK AV)

**FOLDER #:** 07 009884 ZN

The Fire Department's review was limited to verifying compliance of the project to Article 9, Appendix III-A, and Appendix III-B of the 2001 California Fire Code with City of San Jose Amendments (SJFC). Compliance with all other applicable fire and building codes and standards relating to fire and panic safety shall be verified by the Fire Department during the Building Permit process.

- These comments are based on the following information from drawings dated 3/3/04 by Innovative Concepts

Largest building: 3,476 sq. ft.

Construction Type: V N

Occupancy Group: B

1. The project plans as submitted, do not comply with the Fire Code. The following are discrepancies noted

- a) Fire apparatus access roads are not shown to be in accordance with the requirements of the SJFC.

Access on property is required since the proposed building is beyond 150 feet from street frontage. Provide all information listed below. The applicant has the option of proposing means of mitigation for the non-compliance through the Variance process.

- b) The plans do not indicate that the required fire flow of 2000GPM will be available at the project site. Please ask the applicant to immediately contact Jim Bariteau of San Jose Water Co. at 408-279-7874 to get the water flow information.

- c) The plans do not show location of hydrants. The required fire flow shall be provided through 2 hydrants. There are (2) existing public hydrants on Alum Rock, one at corner of 34<sup>th</sup>; and one at corner of 33<sup>rd</sup>.

2. Please advise the applicant to submit plans to the Fire Department that provide the following information:

- a) Width, length, and grade of the fire apparatus access roads, streets, avenues, and the like. Every portion of all building exterior walls shall be within 150 feet of an access road. The fire access shall:

- be at least 20 feet wide;
- have an unobstructed vertical clearance of not less than 14 feet;
- be designed and maintained to support the loads of fire apparatus of at least 69,000 pounds;
- have a minimum inside turning radius of 30 feet and an outside turning radius of 50 feet;
- be designed with approved provisions for turning around of fire apparatus if it dead ends and is in excess of 150 feet;
- **Curbs are required to be painted red and marked as "Fire Lane - No Parking" under the following conditions: (show exact locations on plan)**
  - i) **Roads, streets, avenues, and the like that are 20 to less than 26 feet wide measured from face-of-curb to face-of-curb shall have curbs on both sides of the road painted and marked**

- b) Location of fire hydrants. The average distance between hydrants shall not exceed 450 feet.
- c) Available fire flow. Provide a copy of the letter from San Jose Water Co. that indicates the water flow available.

See also comments provided under PD07-009.

**Note:** The plans shall be submitted to the Fire Department *by appointment only* (call Nadia Naum-Stoian) as soon as possible.

Nadia Naum-Stoian  
Fire Protection Engineer  
Bureau of Fire Prevention  
Fire Department  
(408) 535-7699